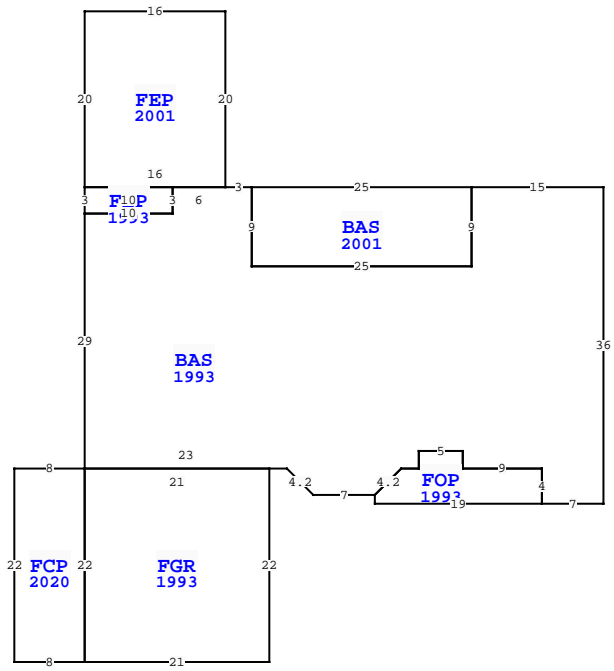


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
BUD8 Adjustme	01	DIST CA	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,681	100	1,681
BAS	225	100	225
FCP	176	25	44
FEP	30	80	24
FEP	320	80	256
FGR	462	55	254
FOP	82	30	25
TOTALS	2,976		2,509
			326,183

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,509	129.6000	162.00	406,458	1986	2000	0	0	19.75	80.25
1 SNGL FAM - 100% - 2022 Heated Area: 1906 HX Base Yr 2022											



NASSAU COUNTY PROPERTY		PAGE 1 of 2
VALUATION SUMMARY		
VALUATION BY	Tax Group: 1	STANDARD
Tax Dist:		
BUILDING MARKET VALUE		351,534
TOTAL MARKET OB/XF VALUE		58,678
TOTAL LAND VALUE - MARKET		52,500
TOTAL MARKET VALUE		462,712
SOH/AGL Deduction		90,367
ASSESSED VALUE		372,345
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		322,345
TOTAL JUST VALUE		462,712
NCON VALUE		50,332
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		401,827

7/2023KW: FGR93 HAS BEEN ENCLOSED W/ WALL + (PR OW
7/2023KW: MISC STRG = NV

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-4633	SWIM POOL	0	01/20/2023
4399	XFOB	450	04/09/2021
4237	XFOB	0	03/08/2019
R4115	REPAIR/RRF	0	05/03/2017
B2690	GARAGE	35,000	04/01/2004
B2700	XFOB	4,000	04/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2454/1179	4/07/2021	WD Q	Q	I	01	325,000
GRANTOR: GRAHAM HUGH A JR & SH						
GRANTEE: BEVAN DAN H & BRIDG						
2115/1539	4/13/2017	LE U	U	I	11	100
GRANTOR: GRAHAM HUGH A JR & SH						
GRANTEE: GRAHAM LYNDA RENEE						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	
<p>BUILDING DIMENSIONS</p> <p>BAS=[YR=1993;ORIG=0,0] W15 S9 W25 N9 W3 W6 S3 W10 S29 E23 D3R3 E7 U3R3 E2 N2 E5 S2 E9 S4 E7 N36 \$</p> <p>FGR=[YR=1993;ORIG=-59,54] E21 N22 W21 S22 \$</p> <p>FEP=[YR=2001;ORIG=-43,0] N20 W16 S20 E16 \$</p> <p>BAS=[YR=2001;ORIG=-15,0] W25 S9 E25 N9 \$</p> <p>FCP=[YR=2020;ORIG=-59,32] W8 S22 E8 N22 \$</p> <p>FOP=[YR=1993;ORIG=-26,35] S1 E19 N4 W9 N2 W5 S2 W2 D3L3 \$</p> <p>FEP=[YR=1993;ORIG=-59,0] S3 E10 N3 W10 \$</p>	

EXTRA FEATURES																	
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,472.00	SF	4.00	4.00	100	1986	1986	3	49.5	2,915	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	60	2,100	
3	0811	CONCRETE B	0	100	0	0	397.00	SF	5.20	5.20	100	2020	2020	3	99	2,044	
4	0810	CONCRETE A	0	100	43	3	200.00	SF	6.50	6.50	100	2020	2020	3	99	1,287	
5	0855	CONC PAVER	1	100	14	14	196.00	SF	10.00	10.00	100	2023	2020		99	1,940	
6	0861	POOL GUNIT	1	100	32	16	512.00	SF	85.00	85.00	100	2024	2023		100	43,520	
7	0845	KOOL DECK	1	100	0	0	672.00	SF	7.25	7.25	100	2024	2023		100	4,872	
TOTAL OB/XF															58,678		

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		RL	0.00	0.00	1.50	AC		1.00	1.00	1.00	35,000.00	35,000.00	52,500							

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	10	STEEL FRME 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	07	NONE 100	
Interior Floor	03	CONC FINSH 100	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Bedrooms		0 100	
Bathrooms		0 100	
Frame	05	STEEL 100	
Stories	1.	1. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	06	Quality Level 06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,500	100	1,500
FCP	1,000	25	250
			SUBAREA MARKET VALUE
			21,730
			3,622
TOTALS	2,500		1,750
			25,351

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2											
2 GARAGE RES - 100% - 2022			Heated Area: 1500			HX Base Yr 2022					

NASSAU COUNTY PROPERTY		PAGE 2 of 2	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			351,534
TOTAL MARKET OB/XF VALUE			58,678
TOTAL LAND VALUE - MARKET			52,500
TOTAL MARKET VALUE			462,712
SOH/AGL Deduction			90,367
ASSESSED VALUE			372,345
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			322,345
TOTAL JUST VALUE			462,712
NCON VALUE			50,332
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			401,827

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2415	REPAIR/RRF	4,775	01/01/2002
2356	XFOB	20,000	03/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2454/1179	4/07/2021	WD Q	Q	I	01	325,000
GRANTOR: GRAHAM HUGH A JR & SH						
GRANTEE: BEVAN DAN H & BRIDG						
2115/1539	4/13/2017	LE U	U	I	11	100
GRANTOR: GRAHAM HUGH A JR & SH						
GRANTEE: GRAHAM LYNDA RENEE						

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
45274 OAK TRL, CALLAHAN																

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2004;ORIG=0,0] W30 S50 E30 N50 \$	
FCP=[YR=2004;ORIG=-30,0] W20 S50 E20 N50 \$	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV